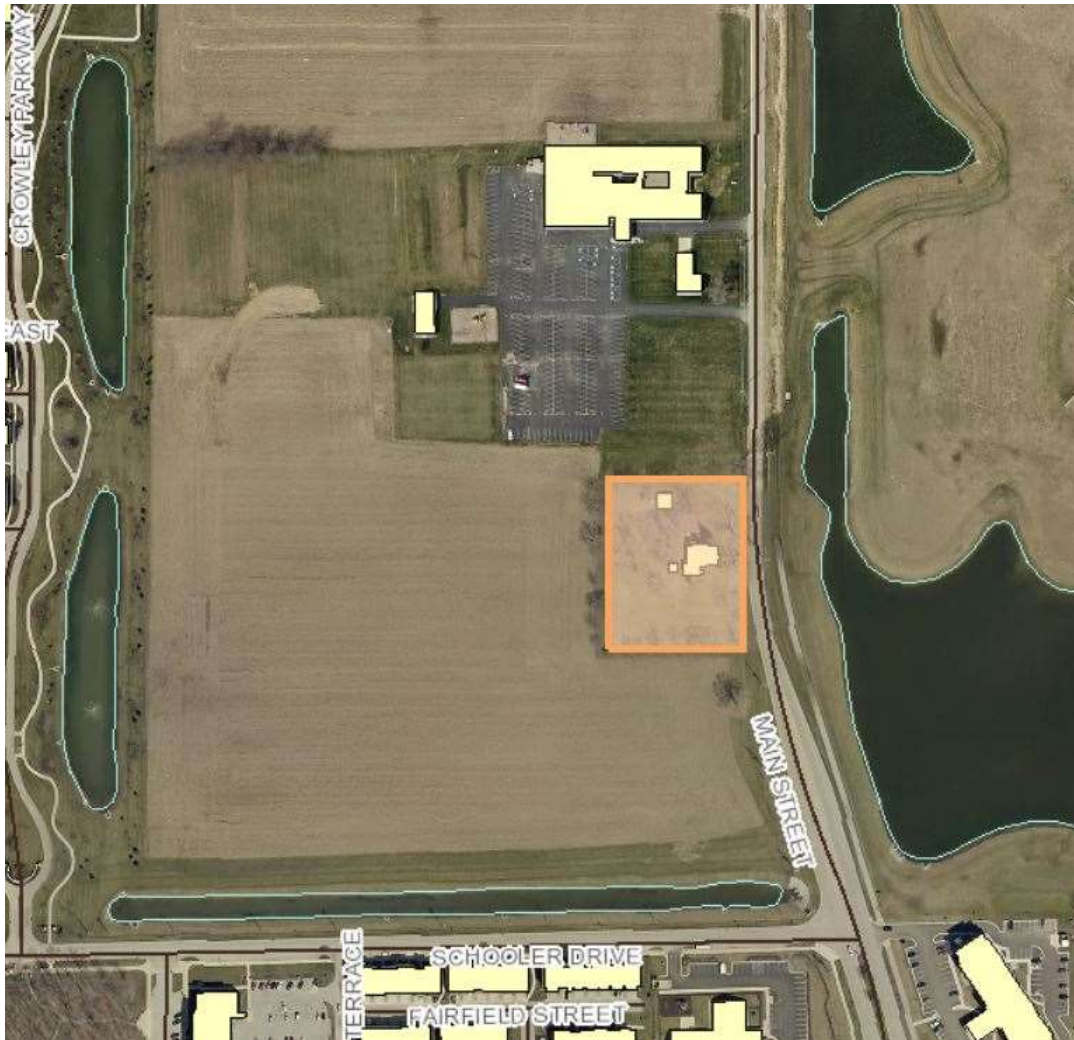




Staff Report

BZA16-003-Use Classification: So Big Maternity House

Docket BZA16-003-UC – Use Classification – Maternity House. The petitioner is requesting approval of a Use Classification for the purpose of allowing a maternity home to be known as So Big Mountain House Maternity Home in a R-1 Low Density Single-Family Residential district. The subject property contains 1.66 acres on the New Hope Church property located on the west side of Main Street (650 E). The petitioner is So Big and the property owner is New Hope Christian Church.

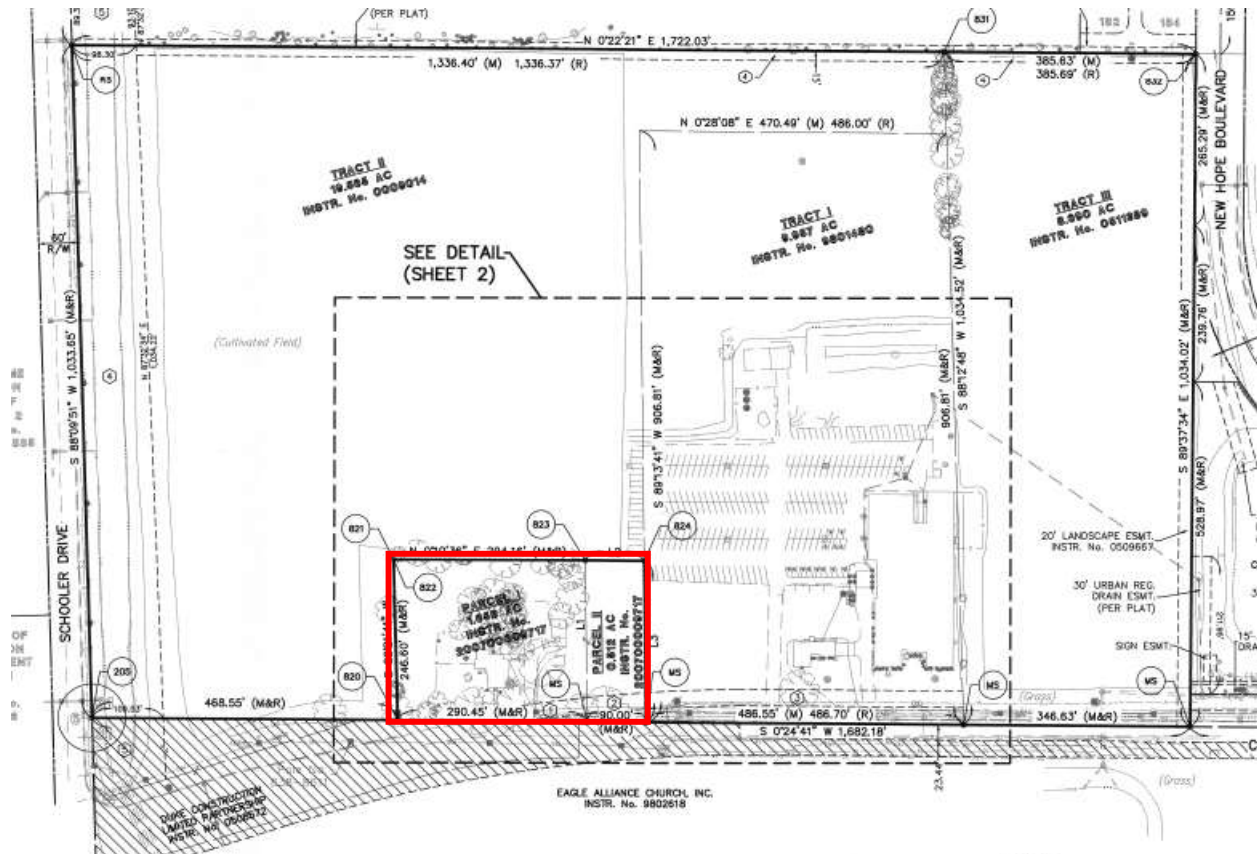


Proposed Land Use and Site Plan

So Big Mountain House Maternity Home is a non-profit organization that provides food and shelter for pregnant women in need through community living. The site is located on the New Hope Christian Church property, just south of the Church building. So Big expects to house 4-6 expectant women along with their children 24 hours a day, 7 days a week. Live-in staff will be on the premises at all times as women transition into motherhood with a newborn. Most activity will

be during the day, where medical care, life skills training such as cooking, personal finance, job interview and computer technology skills are taught.

There will be minimal adjustments done to the existing structure to accommodate spaces for living and life skills training.



Decision Criteria

Per the Zoning Ordinance, *Section XII.C.5.b* the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.2, when taking action on all variance requests:

- The subject use and its operations are compatible with the uses permitted in the district wherein it is proposed to be located, and are further described as...

"The proposed use of this property can be further described as community living. We will provide services that will help expectant women and their children who are in need. We will have house rules and accountability and expectations for conduct that is respectful of others."

- The subject use is similar to one or more uses permitted in the district within which it is proposed to be located. The best example of a similar use is _____ and it is similar in the following ways...

"The best example of a similar use in the area would be the church. We will be partnering with New Hope Christian Church as we help these women navigate the difficulties they are facing. As noted previously we will offer food, shelter and life skills training as a reflection of Jesus."

- The subject use will not cause substantial injury to the values of property in the neighborhood or district within which it is proposed to be located because...
“The use will not cause injury to the place as we will be activity maintaining the property and will work to make it even more aesthetically pleasing both inside and out.”
- The subject use will be designed, located, and operated to protect the public health, safety, and general welfare in the following ways...
“It will be designed and located to protect public health and safety by identifying any risks that need to be addressed prior to opening our doors. Any problems that are identified will be fixed to ensure the safety of all individuals working at or living in the home. As an example we plan on completing the fence around the yard to protect small children.”

Staff Comments

So Big Mountain House Maternity Home may be classified by the comparable uses listed in the Whitestown UDO:

Group Residential Facility: *A facility licensed by the State of Indiana, which provides a home-like setting to the developmentally disabled and/or the mentally ill who need the benefits of a group living situation as an alternative to hospitalization or institutionalization. Allowed in: R-2; R-3; MF; LB; UB; GB;*

Church or Temple: *A building, together with its accessory buildings and uses, where people regularly assemble for religious purposes and related social events and which buildings, together with accessory building and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. Allowed in: R-1; R-2; R-3; MF; LB; UB; GB; AB;*

Institution: *Any home, orphanage, or other facility maintained or conducted by a group of persons a firm, association corporation, or governmental body engaged in receiving and caring for dependent, neglected, handicapped, or permanently disabled persons or children in danger of becoming delinquent or in operating for gain a private business of boarding children who are unattended by parents or guardians, or persons in loco parentis.*

Civic, Social, or Religious Organizations: *not defined in UDO*

Allowed in: R-1; UB; GB; I-1; I-2

Charitable Institutions: *not defined in UDO*

Allowed in: UB; GB; I-1; I-2

Staff Recommendations

Staff recommends that the BZA approve the Use Classification to permit the So Big Mountain House Maternity Home within the R-1 zoning district. The approved use is to be classified as Group Residential Facility.